



Appeal Decision

Site visit made on 27 October 2024

by A Hartley, LLB(Hons), Solicitor, MBA

an Inspector appointed by the Secretary of State

Decision date: 18 November 2024

Appeal Ref: APP/D3505/D/24/3347996

Silverdale, Hadleigh Road, Elmsett, Ipswich, Suffolk IP7 6ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Daniel Finch against the decision of Babergh District Council.
 - The application Ref is DC/24/02165.
 - The proposed development is for the erection of a detached 2 bay cartlodge.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached two bay cartlodge at Silverdale, Hadleigh Road, Elmsett, Ipswich, Suffolk IP7 6ND in accordance with the terms of the application reference DC/24/02165 dated 8 May 2024 subject to the following conditions:

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed 567-001A and Defined Red Line Plan 567-001A.

Preliminary Matter

2. The description of development in the planning application form is "Proposed detached cartlodge". However, I have taken the description from the Notice of Decision in this case as it more clearly describes the appeal proposal.

Main Issue

3. The effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. The appeal property is a detached bungalow which lies at the end of a group of similar properties with garden areas to the road frontage. There is a degree of open plan style layout along the street, however the extent of fencing and mature planting including trees and hedging interrupts the rhythm of open frontages. Adjacent to the appeal property is an access to a paddock next to a two storey detached dwelling which is also set back from the road frontage.

The group of bungalows have a fairly consistent building line, however this is not maintained by the other dwellings within the streetscene.

5. The appeal proposal would introduce built development to the front of the appeal property. It would be the only detached outbuilding forward of the building line of the group of bungalows. It would also impact on the open plan style to a degree.
6. However, the appeal property is situated at the end of the group of bungalows. When considering the position of the appeal property within the whole streetscene, the impact of the built development at the frontage, set back from the highway by approximately 5.5 metres, would not unduly disrupt the degree of openness to the front of the bungalows or unacceptably impact upon the building line within the existing streetscene as a whole.
7. The appeal proposal would be subservient in height to the host dwelling and of traditional design and materials in keeping with local distinctiveness and character.
8. My attention has been drawn to other cartlidges in the area that sit forward of dwellings and through observations on my site visit I find that these are a prevalent feature in the wider locality.
9. Overall, I find that the proposal would not materially harm the character or appearance of the host dwelling or the surrounding area. Consequently, I find that the proposal complies with policies LP17 and LP24 of the Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023), policy EMST12 of the Elmsett Neighbourhood Plan (2019) and paragraph 135 of the National Planning Policy Framework (Framework) in terms of the positive impact of its design that complements the character of the surrounding area and the host dwelling.

Other Matters

10. The Parish Council is concerned that approving the proposal would set a precedent. However each application would be dealt with on its own merits having regard to the individual circumstances. It is due to the particular context of the appeal site that I find this proposal acceptable.

Conditions

11. I have had regard to the conditions suggested by the Council. I have imposed a condition specifying the approved plans as this provides certainty.

Conclusion

12. For the above reasons the proposal complies with the development plan taken as a whole and the Framework. I therefore conclude that the appeal should be allowed.

A Hartley

INSPECTOR